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HRERA REG. NO.: HRERA-PKL-KNL-26-2018 DATED 20.07.2018



AVAIL INTEREST SUBSIDY BENEFITS OF RS. 2.67 LACS (APPROX) UNDER PMAY (PRADHAN MANTRI AWAAS YOJANA)**

DISCLAIMER:

"PROMOTER/DEVELOPER URGES EVERY APPLICANT TO INSPECT THE SITE WHERE THE PROJECT IS PROPOSED TO BE CONSTRUCTED AND SHALL NOT MERELY RELY UPON OR TO BE INFLUENCED BY ANY ARCHITECTURAL IMPRESSION, PLAN OR SALES BROCHURE AND THEREFORE REQUESTED TO MAKE PERSONAL JUDGMENT PRIOR TO SUBMITTING AN APPLICATION FOR BOOKING. THE IMAGES SHOWN HERE ARE INDICATIVE OF DESIGN AND FOR ILLUSTRATION PURPOSES ONLY FURTHER THE ACTUAL DESIGN MAY VARY IN FIT AND FINISH FROM THE ONE DISPLAYED ABOVE, PROJECT DETAILS / SPECIFICATIONS CAN ALSO BE ACCESSED AT THE OFFICE OF HARYANA REAL ESTATE REGULATORY AUTHORITY WEBSITE [HTTPS://HARYANARERA.GOV.IN/](https://haryanarera.gov.in/).

RATE MENTIONED ABOVE DOES NOT INCLUDE GST AND OTHER STATUTORY CHARGES IF APPLICABLE, T & C APPLY. 1 SQ. MT = 10.7639 SQ. FT."



DESIGNED BY PADMABHUSHAN HAFEZ CONTRACTOR

SIGNATURE GLOBAL CITY II
SECTOR 28 A, KARNAL





Project Registration No. under HRERA Act: HRERA-PKL-KNL-26-2018 DATED 20.07.2018

Application Form Serial No.....

**APPLICATION FOR BOOKING OF RESIDENTIAL APARTMENT/ UNDER DEEN DAYAL JAN AWAS YOJNA
AFFORDABLE PLOTTED HOUSING POLICY 2016, GOVERNMENT OF HARYANA**

To,

M/s. FANTABULOUS TOWN DEVELOPERS PRIVATE LIMITED

CIN : U70101HR2011PTC043211

CORPORATE OFFICE: GROUND FLOOR, TOWER-A,

SIGNATURE TOWER, SOUTH CITY-1 GURUGRAM 122001

Dear Sir,

I/We hereby, as the applicant(s) (“**Applicant**”), by way of this application letter (“**Application**”), hereby apply for booking of a residential Apartment (“**Apartment**”) in the Township “**SIGNATURE GLOBAL CITY- II**” (“**Project**”) proposed to be developed by **M/s Fantabulous Town Developers Private Limited** (“**Company**”) at Village Kailash, Sector-28A, Karnal, Haryana as per Haryana Affordable plotted Housing Policy, 2016 notified by Government of Haryana vide **Notification No. PF-27A/6521 dated 01st April, 2016** and any amendments thereto (“**Policy**”). I/we understand that the Company has obtained **License No.21 of 2018 dated 20-03-2018** from the office of Director Town and Country Planning, Haryana (“**DTCP**”) for developing the aforesaid Project and also got the project registered under HRERA vide registration no. **HRERA-PKL-KNL-26-2018 DATED 20.07.2018** and also got the Building Plan approved from the office of Town & Country Planning vide memo No. dated

Upon acceptance of my/our application I/We agree to sign and execute, as and when desired by the company, the Buyer Agreement, containing detailed terms and conditions of allotment and/or such other corresponding documents as prescribed on Company’s standard formats. It is further agreed that within 30 days from the date of issuance of provisional allotment letter applicant shall pay another 25% of amount equilent to total cost of the Apartment at the time of registration of the builder buyer’s agreement/agreement to sell (“**Agreement**”) as per the Company’s standard format. This 25% is inclusive of booking amount paid along with application.

I/We agree to abide by all the prescribed terms and conditions set forth in the said provisional Allotment Letter and the Agreement and to comply with all the statutory requirements as applicable and adhere to all the applicable laws. I/We also agree to abide by the General Terms & Conditions of booking as enclosed hereto.

In case of any discrepancy or an overlap between the terms in this Application, Provisional Allotment Letter and Agreement, the terms envisaged under the Agreement would prevail and such understanding is explicitly accepted by the Applicant.

That the Applicant has applied for booking of the Apartment with the complete knowledge of the laws, notifications, rules and regulations applicable to the Apartment and has fully satisfied himself about the right and title of the Company in the Apartment . Further, that the Applicant hereby undertakes that he shall abide by all laws, rules and regulations and terms and conditions of the competent authorities, applicable to the Apartment.

Chairman’s message

Dear Friends,

At Signature Global Group we have been working passionately to create our own distinct identity in the field of real estate. We emphasize on the core values of reliability, responsibility and global standards with regard to the International real estate realm. Signature Global has outlined its vision for 'India of tomorrow ', with a mission & vision of 'Making India Affordable' and 'Har parivar ek ghar' (A home for every family).

We are a customer-centric organization that believes in strong business ethics. In the last four years, we have successfully launched 10 affordable housing projects, keeping the interests of valued customers supreme. All are in the prime localities of Gurugram, Sohna and Karnal. Each residential project is complemented with one branded retail hub christened as Signum. The hallmark of our projects is ideal location, impeccable quality of construction, awesome amenities and reasonable prices. They are unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We are fully conscious of our quality of construction and take utmost care to use only the best of construction materials. Not just that, we are fully committed to timely delivery of our projects and to use innovative technologies for achieving speed, quality and efficiency of construction. We believe in customer oriented development with responsibility. As we strive for timely delivery, the construction of our projects is going on in full swing. It is our group’s core values that differentiate us from other real estate development groups. We have been quite successful in our mark in the residential segment with the same zeal and expectations.

Leading a team of highly enthusiastic professionals is always an enjoyable task. The same becomes even more interesting when the society starts recognizing and rewarding your efforts. In the last one year, we have won several awards from several prestigious media houses within short period of existence for our outstanding contribution to real estate. We were awarded as 'Haryana’s Icons' & 'Emerging Developer' by Times of India, 'Business Leaders in Affordable Housing' by ASSOCHAM, 'Best Upcoming Developer of the Year' by Realty Sutra, 'World Best Realty Brand Award' by Realty Fact & 'Game Changer of India Realty' & Best Developer of the Year Award by Indian Realty Award. We are also adjudged as '5 Star Rating Brand' by CARE Ratings. More recently, we have got ISO 9001-2015 Certification. It is indeed a proud moment for us and I thank you all for your support. I also thank my team of highly enthusiastic professionals for their support.

As we are set out to create new benchmarks, I thank you for your unstinting support that has helped us achieve all this in a short span of time. We have just started our journey and we shall go miles together in our endeavor to enrich the society at large, we will be earnestly seeking your support at every step.

Yours Sincerely



Pradeep Aggarwal



Signature of Applicant(s)

My / Our particulars are as under

Sole / First Applicant : _____

Name: _____

Son/Wife/Daughter: _____

Permanent Address: _____

Occupation: _____ Organization _____ Pin Code: _____

Communication Address: _____

_____ Pin Code: _____

E-Mail: _____ Nationality: _____

Telephone Nos: _____ Mobile: _____

PAN Number: _____

Applicant's Name (As on Bank Account): _____

Name of Applicant Bank: _____

Bank Account No.: _____ Aadhar No _____



Second Applicant (If any):

Name: _____

Son/Wife/Daughter: _____

Permanent Address: _____

Occupation: _____ Organization _____ Pin Code: _____

Communication Address: _____

_____ Pin Code: _____

E-Mail: _____ Nationality: _____

Telephone Nos: _____ Mobile: _____

PAN Number: _____

Applicant's Name (As on Bank Account): _____

Name of Applicant Bank: _____

Bank Account No.: _____ Aadhar No _____



Signature of Applicant(s)

Carpet area of Apartment is _____ square feet [excluding balcony] and I/we hereby remit a sum of Rs. _____ Rupees _____ only) through Cheque/Demand Draft/RTGS/NEFT/online transaction No. _____ dated _____ drawn on _____ towards booking amount ("**Booking Amount**").

Important Note :

1. The Booking Amount shall be acceptable vide a single transaction whether it is through demand draft/ cheque or any other mode of payment.
2. Any cutting or overwriting on the Application without signature of Applicant shall not be accepted.
3. After the last date of submission of Application form to the Company, no amendment in the Application shall be accepted.

I/we are submitting following documents along with this Application.

1. Self attested copy of address proof [Aadhar Card/Voter ID card/Passport/Driving License]
2. Self attested copy of PAN Card of applicant(s).

I/we further declare that the Company has answered all the queries raised by me/us. Hence, I/we are making this Application after being fully satisfied with the answer given by the Company.

The Applicant declares that the particulars given herein above are true and correct to my/our knowledge. I/we have read and understood the attached terms and conditions and undertake to be bound by the same.

Date.....

Signature _____

First/sole Applicant

Signature _____

Second Applicant, if any

**TERMS AND CONDITIONS FOR BOOKING OF THE APARTMENT IN THE PROJECT
PROPOSED TO BE DEVELOPED BY THE COMPANY AS PER THE POLICY**

PROPERTY APPLIED FOR:

Independent Floor / Residential Apartment
 Payment Plan: a) Down Payment Plan b) Installment Plan c) Time Linked Plan d) Construction/ Development Linked Plan

UNIT DETAILS:

Unit No..... Block No..... Type Floor.....
 Sale Area Sq.yrd./ Sq.Ft. (approx.) Terrace Area (if applicable) Sq.yrd./ Sq.Ft. (approx.)

AMOUNT PAYABLE (STRIKE OFF WHICHEVER IS NOT APPLICABLE):

(i) Basic Sale Price: Rs.....
 (ii) EDC*: Rs.....
 (iii) Other charges/Taxes: Rs.....
 Down/Timely payment discount, if any: **
 Rs.....
 Total Payable: Rs.....

*Presently, levy of EDC /IDC is governed by the guidelines of relevant authorities. In case of any revision at a later date by the authorities, the same shall have to be paid by the Applicant(s).

** Down/timely payment discount is not given up front and the same shall be at the sole discretion of the Company which shall be passed on to the Applicant(s) in terms of Schedule of Payment.

I/we, the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing material has been concealed there from.

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

Date:

Note: All Cheques/Drafts to be made in favour of “.....” payable at New Delhi only.

All amounts received from intending Applicant(s) other than Resident Indian shall be from NRE/ Foreign Currency Account Only.

Signature of Applicant(s)

FOR OFFICE USE ONLY

(i) Application Status: Accepted Rejected

(ii) UNIT DETAILS (STRIKE OFF WHICHEVER IS NOT APPLICABLE):

Unit No..... Block No.....TypeFloor.....
 Sale Area Sq.yrd./Sq.Ft. (approx.) Terrace Area (if applicable) Sq.yrd./ Sq.Ft. (approx.)

AMOUNT PAYABLE (STRIKE OFF WHICHEVER IS NOT APPLICABLE):

(i) Basic Sale Price: Rs.....
 (ii) EDC*: Rs.....
 (iii) Other charges/Taxes: Rs.....
 Down/timely payment discount, if any: ** Rs.....
 Total Payable: Rs.....

(1) Payment Plan: a) Down Payment Plan b) Installment Plan c) Time Linked Plan d) Construction/ Development Linked Plan

(2) Type of Account: SB / CA / NRE

(3) Booking Amount Received vide Cheque/Draft/ Receipt No.....dated.....
 For Rs..... (Rupees.....)

(4) Special Instructions / Remarks.....

(5) Mode of Booking: Direct / Broker

(If Broker: Name & Address with Stamp



Company Executive Verified By:

Karnal:

Date:

(Authorized Signatory)

**GENERAL TERMS & CONDITIONS FOR BOOKING OF
A RESIDENTIAL APARTMENT / INDEPENDENT FLOOR (HEREINAFTER REFERRED TO AS "SAID UNIT")
IN "SIGNATURE GLOBAL CITY-II" SITUATED AT VILLAGE KAILASH, SECTOR-28A, KARNAL, HARYANA**

1. That the intending Applicant(s) has applied for allotment of a Unit in an Integrated Township known as "SIGNATURE GLOBAL CITY-II" situated at Village Kailash, Sector-28A, Karnal, Haryana (hereinafter referred to as "the Project") being developed by M/s Fantabulous Town Developers Private Limited (hereinafter referred to as 'Developer').
2. That the Developer owns 8.47 Acres of land and right to develop adjoining 6.53 Acres of Land owned M/s Maa Vaishno Net- Tech Private Limited vide Collaboration Agreement dated 24th June, 2016 and have obtained necessary licenses, Building Plan and permissions for the development. (hereinafter referred to as the Developer and/or the Company) from the Director, Town & Country Planning, Haryana, Chandigarh, for Development of the integrated Township Project (hereinafter referred to as the said "Project").
3. That the intending Applicant have full knowledge of laws, notifications, rules as applicable to this area and has fully satisfied himself about the interest, rights and title of the Company in the land where the project is proposed to be developed.
4. That the Building plans for the Project, specifications, quantity, standard and quality of material to be used in construction of Project and nature of facilities to be provided in the Project shall be determined by the Company. I/We understand and agree that after the construction of the building/Apartment is complete and the occupation certificate/ part occupation (as the case may be) is granted by the competent authority, the Company shall confirm the carpet area of the Apartment and in the event of reduction in the carpet area of the Apartment, the Company shall refund the excess amounts paid by me/us within 90 (ninety) days from the date when such excess amount was paid by me/us. I/We further agree that in the event of any increase in the carpet area of the Apartment, which shall not be more than 5% (five percent) of the carpet area of the Apartment as mentioned in the Application, the Company shall be entitled to demand the payable amounts along with the next due installment as per the Payment Plan. All such adjustments in the amounts payable or refundable as the case may be shall be made at the same rates as agreed herein.
5. The Applicant is fully satisfied with the title of the Company in the Project where the Apartment is located. Further, the Applicant has examined and is satisfied with the nature of rights, title and interest of the Company in the Project, which is being developed/ constructed by the Company as per the applicable laws. The Applicant agrees and accepts to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by DTCP and/or by any other competent authorities in this regard, to the Company.
6. The Applicant shall inspect the site where the Apartment is proposed to be constructed. The Applicant shall not merely rely or be influenced by any architect's plan, sales plan, sales brochures, advertisement, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by the Company and shall make his personal judgment prior to booking the Apartment.
7. The Applicant shall before taking possession of the Apartment, clear all the dues towards the Apartment and have the conveyance deed for the Apartment executed in his favour by the Company after paying stamp duty, registration fee and other charges/expenses, as applicable, to the concerned sub registrar office.
8. The Applicant undertakes to abide by all applicable laws including any bye laws, laws, rules and regulations including the Real Estate (Regulation and Development) Act 2016 and the rules framed there under ("Real Estate Act").
9. The Applicant may avail for loans from financial institutions to finance the Apartment. However, if a particular financing institution or bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non-payment of further installments / dues. In case there is delay in processing the loan in favour of the Applicant due to any reason what-so-ever and consequently the payments of installments are delayed by the Applicant to the Company, the Applicant agrees and accepts to make the payment of accrued interest to the Company, unconditionally.

Signature of Applicant(s)

10. The Applicant, on becoming a allottee in the manner as provided in this Application, shall be liable to pay the total price for the Apartment based on its carpet area equivalent to _____ (Rupees _____ only) ("Total Price"):

Components of Total Price:



Breakup of cost per Sq. Ft .		
(i) Basic sale price of Apartment	Rs. _____ per Sq.Ft.	Rs. _____
(ii) EDC	Rs. _____ per Sq.Ft.	Rs. _____
(iii) Other charges/Taxes	Rs. _____ per Sq.Ft.	Rs. _____
TOTAL		

11. The Total Price above includes the Booking Amount paid by the Applicant to the Company towards the aforesaid Apartment.
12. In case there is any change or modification in the rate of any applicable GST/ taxes/ fees/ charges/ levies etc., the subsequent amount payable by the Applicant (successful allottee) to the Company shall be increased or decreased based on such change or modification.

Provided further that GST is applicable on interest, late fees and penalty on delayed payment. Pursuant to foregoing, interest, late fees and penalty on delayed payment, along with GST applicable thereon will be computed as and when the Applicant will make such payments to the Company on account of delayed payment. Provided further that if there is any increase in the rate of taxes / fees/ charges/ levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the competent authority, which shall include the extension of registration, if any, granted to the Project by the competent authority, as per the Real Estate Act, the same shall not be charged from the Applicant (successful allottee).

The Company shall periodically intimate, in writing, to the Applicant, the amount payable as stated above and the Applicant, shall make payment demanded by the Company within the time and in the manner specified therein. In addition, the Company shall provide to the Applicant, the details of the GST/ taxes/ fees/ charges/ levies etc. paid or demanded along with the acts/rules/notifications together with dates from which such taxes/ fees/ charges/ levies etc. have been imposed or become effective.

13. The Total Price of the Apartment includes recovery of price of land, construction of not only the Apartment but also the common areas, [infrastructure augmentation charges], cost of providing electric wiring, electrical connectivity to the Apartment, water line and plumbing, finishing with paint, marbles, tiles, doors, windows, any other infrastructure or utility based charges etc. and includes cost for providing all other facilities, amenities and specifications to be provided within the Apartment and the Project. Further, external development charges and taxes, as applicable, shall be payable/recoverable over the above the Total Price, as per applicable laws.
14. The Total Price is escalation free, save and except increases which the Applicant hereby agrees to pay, due to increase on account of development charges / taxes payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Company undertakes and agrees that while raising a demand on the Applicant for increase in development charges / taxes, cost/charges imposed by the competent authorities, the Company shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Applicant which shall only be applicable on subsequent payments. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the Project for the aforesaid Apartment as per registration with the competent authority, which shall include the extension of the registration, if any, granted to the said Apartment by the competent authority, as per applicable laws, the same shall not be chargeable from the Applicant.
15. The Applicant has to deposit 5% of the Total Price alongwith the Application. The Applicant will be required to deposit additional 20% amount of the Total Price after issuance of provisional allotment letter at the time of registration of agreement to sell. The balance 75% of the Total Price will be payable by the Applicant in accordance with Schedule of Payment/ Payment Plan with no interest falling due before the due date for payment ("Payment Plan"). [Any default in payment by the Applicant shall attract an interest of SBI MCLR+2% per annum, prescribed under the Policy]. The Applicant(s) shall make all payment only through cheques/demand drafts and any other mode as approved by department issued in favour of

Signature of Applicant(s)

company. The Applicant must specify their name, address and Project name on the back side of cheque/demand; draft accepted by the Company and the Company shall be deemed to have accepted such cheque/demand draft, subject to their realization.

16. That the company shall complete the construction of the above Apartment with in a period of 24 months from the date of launch /allotment of apartment, whichever is later. Upon receipt of the occupation certificate in respect of the Apartment, the Company shall issue a written notice offering the possession of the Apartment ("**Possession Notice**") to the Applicant offering the possession of the Apartment. Upon receiving the Possession Notice from the Company, the Applicant shall take possession of the Apartment from the Company by executing necessary indemnities, undertakings and such other documentation as prescribed in the Agreement, and the Company shall give possession of the Apartment to the Applicant In case the Applicant fails to take possession within the time provided in the Possession Notice, such Applicant shall continue to be liable to pay maintenance charges and holding charges in terms of the Agreement.
17. The Apartment shall be used only for residential purposes by the Applicant. After handing over of the possession of the Apartment by the Company to the Applicant. The Applicant shall himself be responsible for repairs and maintenance thereof. Applicant shall never make any structural changes in said Apartment Applicant shall not add or remove (either in part or whole) any wall or pillar or RCC slab (including if same forms part of said Apartment).
18. The Applicant shall be entitled only to the area enclosed within the peripheral walls of the Apartment. Applicant shall not keep any material in the common areas of the Project. Applicant (s) shall be entitled to use the common areas of the Project alongwith other allottees for such purposes for which such common areas have been developed.
19. The Applicant shall bear costs of consumption of electricity and water for his/her Apartment as well as the proportionate running cost(i.e., electricity, water, manpower & consumables) for providing common services and facilities in the Project with effect from the date of handing over possession of Apartment by the Company.
20. The Company shall maintain and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issuance of the completion certificate unless relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975. The Applicant(s) shall have no objection in case the Company creates a charge on the Project land during prior to the execution of the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be vacated before handing over possession of the Apartment to the Applicant.
21. 1) The construction/development of the Apartment/Project is subject to any event or combination of events or circumstances beyond the reasonable control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform including but not limited to the following:
 - a. act of God i.e. fire, draught, flood, earthquake, epidemics, natural disasters;
 - b. explosions or accidents, air crashes, act of terrorism;
 - c. strikes or lock outs, industrial disputes;
 - d. non-availability of cement, steel or other construction/raw material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
 - e. war and hostilities of war, riots, bandh, act of terrorism or civil commotion;
 - f. the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the Developer from complying with any or all the terms and conditions as agreed in the Agreement; or
 - g. any legislation, order or rule or regulation made or issued by the Governmental Authority or if any Governmental Authority refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Project/Apartment building or if any matters, issues relating to such approvals,

Signature of Applicant(s)

permissions, notices, notifications by the Governmental Authority(ies) becomes subject matter of any suit / writ before a competent court or; for any reason whatsoever;

- h. Any event or circumstances analogous to the foregoing. ("**Force Majeure Events**").

The Applicant agrees and confirms that, in the event it becomes impossible for the Company to implement the Project due to Force Majeure Events and above mentioned conditions, then this allotment shall stand terminated and the Company shall refund to the Applicant the entire amount received by the Company from the Applicant within ninety days. The Company shall intimate the Applicant about such termination at least thirty days prior to such termination. After refund of the money paid by the Applicant, the Applicant agrees that he/ she shall not have any rights, claims etc. against the Company and that the Company shall be released and discharged from all its obligations and liabilities.

21. 2 Events of Default:

- (i) Subject to the Force Majeure Events, court orders, Government policy/ guidelines, decisions, the Company shall be considered under a condition of default, in the following events:
 - (a) The Company fails to provide ready to move in possession of the Apartment to the Applicant(s) within the time period specified above or fails to complete the Project within the stipulated time disclosed at the time of registration of the Project with the concerned authority. For the purpose of this clause, 'ready to move in possession' shall mean that the Apartment shall be in a habitable condition which is complete in all respects including the provision of all specifications, amenities and facilities, as agreed to between the parties, and for which occupation certificate or part thereof has been issued by the competent authority;
 - (b) Discontinuance of the Company's business as a developer on account of suspension or revocation of his registration under the provisions of the Real Estate Act or the rules or regulations made there under.
 - (ii) In case of default by Company under the conditions listed above, Applicant(s) is entitled to the following:
 - (a) Stop making further payments to Company as demanded by the Company. If the Applicant(s) stops making payments, the Company shall correct the situation by completing the construction/ development milestones and only thereafter the Applicant(s) be required to make the next payment without any interest for the period of such delay; or
 - (b) The Applicant(s) shall have the option of terminating the Allotment/Agreement of Apartment in which case the Company shall be liable to refund the entire money paid by the Applicant(s) under any head whatsoever towards the purchase of the Apartment, along with interest at the rate of SBI MCLR +2% per annum, within ninety days of receiving the termination notice:

Provided that where an Applicant(s) does not intend to withdraw from the Project or terminate the Allotment/Agreement of the Apartment, he shall be paid, by the Company, the interest at the rate of SBI MCLR +2% per annum for every month of delay till the handing over of the possession of the Apartment, which shall be paid by the Company to the Applicant(s) within ninety days of it becoming due.
 - (iii) The Applicant(s) shall be considered under a condition of default, in the following events:
 - (a) In case the Applicant fails to make payments for two consecutive demands made by the Company as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Applicant shall be liable to pay interest equivalent to SBI MCLR +2% per annum to the Company on the unpaid amount;
 - (b) Dishonor of any cheque(s), including post-dated cheques, given by the Applicant(s) to the Company, for any reason whatsoever;
 - (c) Failure to execute the Agreement, conveyance deed, maintenance agreement and/or any other document required to be executed by the Company, within such the timelines as stipulated by the Company and in terms of the Agreement/Application;
 - (d) Applicant(s) fails to take possession of the Apartment, within the time provided herein above;
 - (e) Failure to pay any taxes and other charges including stamp duty, legal charges, registration charges, any incidental charges etc. in terms of the Agreement/Application;
 - (f) Any other breach of a provision under Agreement/Application/ Policy by the Applicant(s).

Signature of Applicant(s)

- (iv) In case of an event of default committed by an Applicant(s) in terms of sub clause (iii) above, the Company will have the following options (exercisable individually or jointly, at the sole discretion of the Company):
- (a) The Applicant(s) shall be liable to pay interest at the rate of SBI MCLR +2% per annum for the period of delay. Subject to the provision for payment of interest, in the event the Applicant fails to make the payment of any of the installments of the Total Price or any other amounts falling due within the stipulated time, the Company may issue a notice to the Applicant for making the payment of the due amount within a period of 15 (fifteen) days from the date of issue of such notice. The Applicant still defaults in making payment of the amount due along with interest within the period of said 15 days, upon the failure of the Applicant to clear the entire due amount within this additional period of 15 (fifteen) days, the allotment of the Apartment shall stand cancelled without the need for the Company to do or undertake any more steps. In case of such cancellation, the Allotee(s) shall have no lien or claim on the Apartment and the Company will be entitled to sell, convey or transfer the Apartment to any party at its sole discretion. In such an event, the amount received from the Applicant until the date of cancellation of the allotment of the Apartment by the Company, shall be refunded to the Applicant after deducting the Booking Amount, interest at the rate of SBI MCLR +2% per annum on the amount due accruing in favour of the Company in terms of the Application/ Agreement.
- (b). In case of payment of delayed installment as per the Payment Plan, the payment so made by the Applicant shall first be adjusted towards interest accrued on previous outstanding amounts and only thereafter the balance payment shall be adjusted towards the current outstanding amounts.
22. The Applicant hereby undertakes to inform the Company of any change in his address or in any other particular/information, given above, in writing, failing which the particulars available in the Application shall be deemed to be correct and all the letters or any kind of communication sent at the recorded address by the Company, shall be deemed to have been received by me/us and shall not be subject to any dispute of any nature. In case of any default in communication due to incorrect information the Applicant(s) shall be liable to borne all the cost and expenses.
23. The Applicant shall get his / her / their complete address registered with the Company at the time of booking and it shall be his / her / their responsibility to inform the Company in writing by registered AD letter for any change in their mailing or permanent address. If he fails to do so then failing which, all demand notices and letters posted at the first registered address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur there from.
24. In case of joint Applicant(s), the Company shall send all letters/ notices and communications to the sole/first Applicant at his address given in the application form through registered/speed post or through courier. All such letters/notices and communications so sent to the sole/first Applicant shall be deemed to have been duly received by all Applicant(s) within 5 days from the date of dispatch. The Company shall not be liable to send separate communication, letters and notices to the second Applicant(s) or to Applicant(s) other than the first Applicant(s).
25. That the rights and obligations of the Applicant and the Company under or arising out of this Application shall be construed and enforced in accordance with the applicable laws of India.
26. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application/ Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate Act.
27. The parameters prescribed under Deen Dayal Jan Awas Yojna - Affordable Plotted Housing Policy 2016 shall form integral part and parcel of this application to maintain complete transparency in the matter

Disclaimer: While every reasonable care and precaution has been taken in preparing this application form, the Company reserves the right to add/delete/change/modify any of the Terms & Conditions, specifications facilities/amenities as may be required by the statutory bodies, govt. regulations.

Signature

First/sole Applicant

Signature

Second Applicant, if any

Signature of Applicant(s)

SPECIFICATIONS OF APARTMENT IN THE PROJECT "SIGNATURE GLOBAL CITY-II" PROPOSED TO BE DEVELOPED

Drawing / Dining Room Floor Ceiling Wall	Vitrified Tiles Oil Bond Distemper Oil Bond Distemper with One Featured wall
Master Bed Room Floor Ceiling Wall	Vitrified Tiles Oil Bond Distemper Oil Bond Distemper with One Featured wall
Bed Room Floor Ceiling Wall	Vitrified Tiles Oil Bond Distemper Oil Bond Distemper
Kitchen Floor Wall / Ceiling Dado Counter Top Fittings & Fixtures	Vitrified / Ceramic Tiles Oil Bond Distemper Ceramic tiles 600mm above counter Green Marble / Granite ISI marked CP Fittings & Single drain board sink
Balconies Floor Railing	Antiskid / Matt Finish Ceramic Tiles M S railing with Enamel Paint Finish
Toilet & Bath Floor Wall Ceiling Fittings & Fixtures	Antiskid Ceramic Tiles Ceramic Tiles till 4Feet / 7'6" feet high & Oil Bound Distemper Above Grid False Ceiling ISI marked CP Fittings ,W.C & Washbasin
Doors & Windows Doors Frame Windows Frame Internal Doors Shutter External Doors Windows	Hard Wood / Red Merandi / UPVC/ Aluminum Powder Coated Aluminum Powder Coated /UPVC Main Door - Both Side Laminated Flush Door & internal Flush Door with Painted finish on Both Side Aluminum Powder Coated /UPVC Aluminum Powder Coated /UPVC
Electrical Wiring Switches / Socket	Copper Electrical Wiring throughout in concealed conduit for light point ISI Marked Switches & Sockets
Terrace	Brick Bat Koba / Water Proofing Treatment
Structure	Earthquake Resistant RCC Framed Structure As per Seismic Zone With Aluminum Form Work
External Development Internal Roads Boundary Wall External Paint	Tremix Concrete Road / Interlocking Blocks RCC / Brick wall with Plaster & External weather Proof Paint Finish Weather Proof Texture Paint in Buildings

Signature

First/sole Applicant

Signature

Second Applicant, if any

SCHEDULE OF PAYMENT

At the time of application	5% of Unit cost
At the time of allotment	20% of Unit cost
On completion of 4 months from launch*	12.50% of Unit cost
On completion of 8 months from launch*	12.50% of Unit cost
On completion of 12 months from launch*	12.50% of Unit cost
On completion of 16 months from launch*	12.50% of Unit cost
On completion of 20 months from launch*	12.50% of Unit cost
On completion of 24 months from launch*	7.50% of Unit cost
At the time of possession	5% of Unit cost

*It will be phase-wise, the project will be developed in two distinct phases.

I/We have understood and agree that the above payment plan is indicative and in case Company releases Offer of Possession before the time period as mentioned above, I will pay all the balance dues as per timelines mentioned in Offer of Possession.

Signature

First/sole Applicant

Signature

Second Applicant, if any

LOAN REQUIREMENT DETAILS

App..No : _____

Date : _____

Loan Amount: Rs _____

Applicant Name: _____

Father's / Spouse's Name: _____

Date of Birth: DD: ____ MM: ____ YYYY: _____

Residence Address: _____

City: _____

State: _____ Pin Code: _____

Tel.: _____ Mobile No.: _____

E-mail: _____

Term Years: _____

Co-Applicant Name: _____

Father's / Spouse's Name: _____

Date of Birth: DD: ____ MM: ____ YYYY: _____

Residence Address: _____

City: _____

State: _____ Pin Code: _____

Tel.: _____ Mobile No.: _____

E-mail: _____

Other Details: (Please Tick)

Pan Card No: _____ Aadhar Card No: _____

If professional: Doctor Lawyer CA MBA Engineer Others (specify) _____

House Owned by: Self-Owned Rented / Self Leased Co. Provided / Lease Parents Paying Guest

If Rented / Self Lease, the Monthly Rental is Rs. _____

EMPLOYMENT / BUSINESS DETAILS

If Salaried, Type of Organization: Govt. / Public Sector Pvt. Ltd. Public Ltd. MNC

If Self Employed, Type of Organization: Pvt. Ltd. Public Ltd. Partnership Proprietorship

Others (Specify) _____

Name of Current Employer / Business: _____

Office Address: _____

State: _____ Pin Code Tel.: (O) _____ Extension: _____

Fax: _____ Mobile No.: _____ E-mail: _____

Designation: _____ Years in Current Employment / Business: _____ If Business, Start Date ____/____/____

Customer Sign(Name)

DOCUMENTS CHECKLIST

Salaried Individual:

- Photograph of applicant and co-applicant
- Address Proof of applicant and co-applicant
- PAN Card of applicant and co-applicant
- Latest 3 months' salary slips of applicant and co-Applicant (if financial)
- Form 16/ITR of latest 2 yrs
- Latest 6 Months Bank Statement of Salary account in name of applicant and co-Applicant
- Running Loan Obligation Details of applicant and co-Applicant (if financial)
- Copy of Property documents, if property identified
- Advance Processing Cheque required to process loan documents for sanction

Self Employed Individual:

- Photograph of Applicant & Co Applicant
- Address Proof of Applicant & Co Applicant
- PAN Card of Applicant & Co Applicant
- 2 Yrs Personal ITR with computation month -For Applicant & Co Applicant and company/firm
- 2 Yrs Audited Balance Sheet with Annexure-For Applicant & Co Applicant and company/firm
- Latest 6 Months current account statement -For Applicant & Co Applicant and firm/company
- Latest 6 Months Savings Account Statement -For Applicant & Co Applicant
- Details of Running Loans along with track record for Applicant and Co Applicant. Term loan details of the firm/company as per shown in balance sheet of the firm/company
- Complete Copy of Property documents with MAP
- Advance Processing Cheque required to process loan documents for sanction

***This is an indicative checklist. Financial Institution may ask for certain other documents.*

Signature of Applicant(s)

Application Form Serial No.

ACKNOWLEDGEMENT - OFFICE COPY

Received an application from Shri/Smt. _____

Son/ Wife/ Daughter of Shri _____

For allotment of a residential Apartment in "SIGNATURE GLOBAL CITY-II" Affordable Plotted Housing Colony proposed to be developed by M/s Fantabulous Town Developers Private Limited at Village Kailash, Sector-28A, Karnal, Haryana under Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy 2016 of Government of Haryana alongwith booking amount of Rs. _____ (Rupees _____ only)

Cheque/ demand draft No. _____ Drawn on _____

Towards booking amount subject to the terms and conditions attached with said application.

Receipt of Cheque/Demand draft is subject to realization.

Date.....

For M/s Fantabulous town Developers Private Limited

(Authorized Signatory)

Application Form Serial No.

ACKNOWLEDGEMENT - CUSTOMER COPY

Received an application from Shri/Smt. _____

Son/ Wife/ Daughter of Shri _____

For allotment of a residential Apartment in "SIGNATURE GLOBAL CITY-II" Affordable Plotted Housing Colony proposed to be developed by M/s Fantabulous Town Developers Private Limited at Village Kailash, Sector-28A, Karnal, Haryana under Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy 2016 of Government of Haryana alongwith booking amount of Rs. _____ (Rupees _____ only)

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Date.....

For M/s Fantabulous town Developers Private Limited

(Authorized Signatory)

Signature of Applicant(s)